



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

A HOME ON 16.87± ACRES
MENA | POLK COUNTY, AR
\$650,000

1210 POLK ROAD 602



OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

1210 POLK ROAD 602

PROPERTY PROFILE

LOCATION:

- 1210 Polk Road 602
Mena, AR 71953
- Polk County
- Borders the Ouachita
National Forest
- Borders Caney Creek
Wilderness Area
- 5± Miles S of the East
Trailhead Wolfpen Gap Trails
- 6.5± Miles N of Shady Lake
- 9± Miles SE of the South
Trailhead Wolfpen Gap Trails
- 11± Miles W of Little
Missouri Falls
- 13± Miles W of the
Albert Pike Recreation Area
- 21± Miles SE of Mena
- 22± Miles N of Cossatot
River State Park
- 24± Miles N of Dierks Lake
- 65± Miles W of Hot Springs
- 88± Miles N of Texarkana

COORDINATES:

- 34.41775, -94.04735

PROPERTY USE:

- Residential
- Vacation Rental
- Investment

PROPERTY INFORMATION:

- 16.87± Total Acres
- 1,600± SqFt Log Home
 - 3 Bedrooms/2 Bathrooms
 - Matching Two-Car Carport
- Sugar Creek Frontage
- National Forest Boundaries
- Gated Access
- Enclosed Shop with Lean-to

TAX INFORMATION:

- Parcel: 0000-03057-0040
- \$220



LUKE ALSTON, ALC | EXECUTIVE BROKER
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DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com

WELCOME TO 1210 POLK ROAD 602

WELCOME TO 1210 POLK ROAD 602, LOCATED IN THE HEART OF THE SHADY MOUNTAINS IN POLK COUNTY, ARKANSAS. A three-bedroom, two-bathroom, 1,600± square foot custom-built log home sits on 16.87± secluded acres. Surrounded by the Ouachita Mountain Range and perched over the clear waters of Sugar Creek, the wraparound porches provide the ultimate relaxation spot. With a large population of mature white oak trees scattered around the acreage, shade and beautiful foliage are abundant. Recreation is at your fingertips, including the Wolf Pen Gap ATV Trails, Shady Lake, Little Missouri Falls, Albert Pike and Bard Springs recreational areas, the Cossatot River, and several local lakes. Gated access to the property ensures privacy from the outside world as you unwind. Two propane tanks supply a backup generator as well as a backup wall heater, providing peace of mind when inclement weather should occur. Outfitted with top-of-the-line fixtures and finishes, such as the large chandelier overhanging the dining area to the live-edge granite countertops, this home is sure to impress. To the south of the home sits a large, custom-built two-car carport as well as a single-bay enclosed garage with a large lean-to, perfect for all of your storage needs. The National Forest borders the south, west, and a portion of the north property line. This is a rare opportunity to immerse yourself in all that the Shady and Ouachita Mountains have to offer; come relax!

Contact Luke Alston or Drey Ozanich today to schedule a private showing and experience #TheSmallTownWay!



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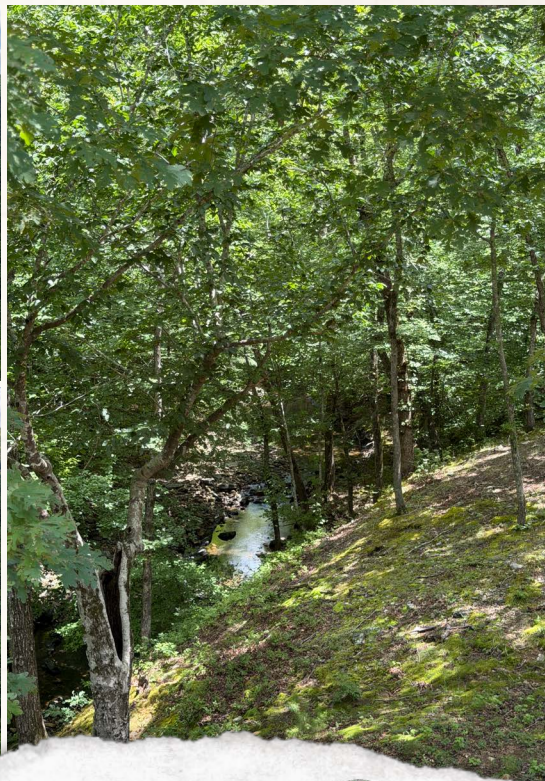
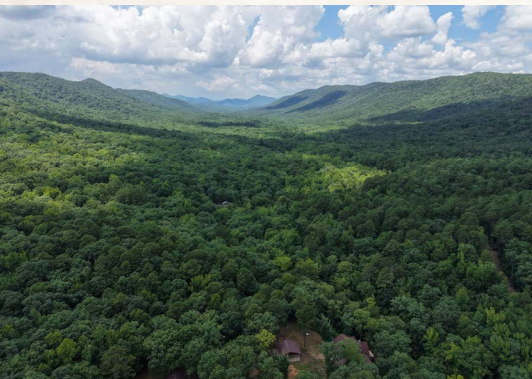
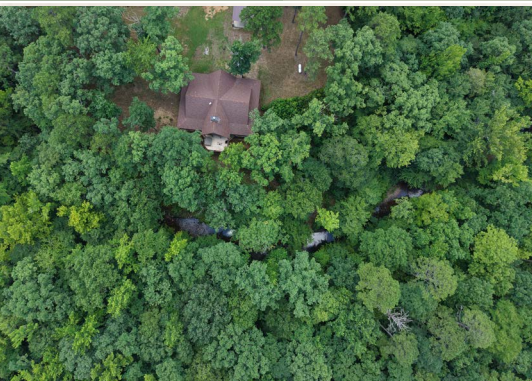
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Information is believed to be accurate but not guaranteed.

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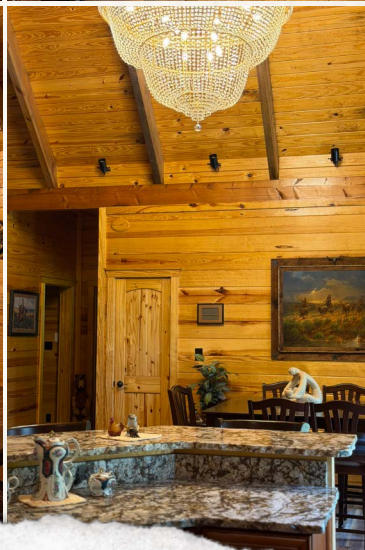
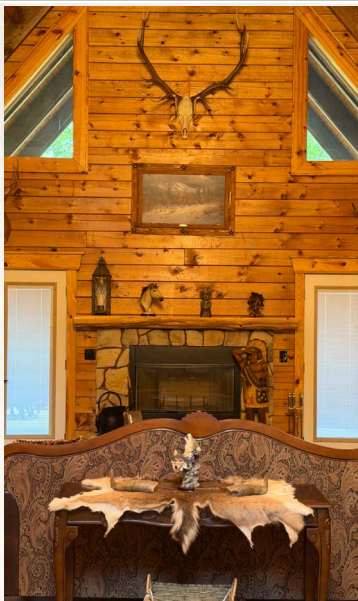


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3D MAPS



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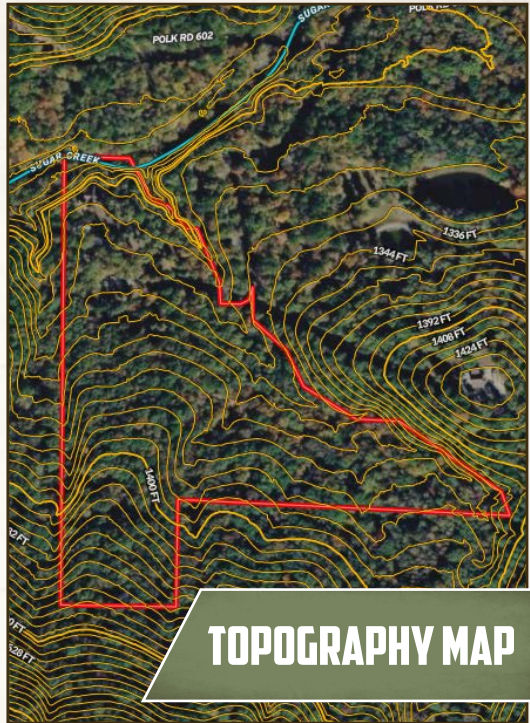
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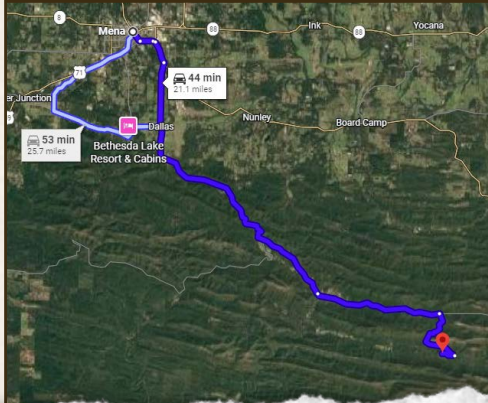
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land **id.** LINK



TOPOGRAPHY MAP



Directions From Mena, AR: Travel 1.8 miles east on Hwy 8. Turn right on Hwy 375 E and continue 16.2 miles. Turn right on Polk Road 602 and in 0.5 miles the driveway will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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